

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4323 Merchant Road, Fort Wayne, Indiana 46818. (MEYER STAMPING & MANUFACTURING COMPANY, INC.)

WHEREAS, Petitioner has duly filed its petition dated September 11, 1995 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 3 permanent jobs for a total additional annual payroll of \$60,000, with the average new annual job salary being \$20,000 and retain 67 jobs with a current annual payroll of \$1,200,000, with the average job salary being \$17,900; and

WHEREAS, the total estimated project cost is \$154,200; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one year thereafter. Said designation shall terminate at the end of that one year period.

SECTION 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing equipment.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of new manufacturing equipment.

SECTION 5. That, the current year approximate tax rates for taxing units within the City would be:

- 1 (a) If the proposed new manufacturing equipment is not
2 installed, the approximate current year tax rates for
3 this site would be \$9.0138/\$100.
- 4 (b) If the proposed new manufacturing equipment is
5 installed and no deduction is granted, the approximate
6 current year tax rate for the site would be
7 \$9.0138/\$100 (the change would be negligible).
- 8 (c) If the proposed new manufacturing equipment is
9 installed and a deduction percentage of eighty percent
10 (80%) is assumed, the approximate current year tax rate
11 for the site would be \$9.0138/\$100 (the change would be
12 negligible).

13 **SECTION 6.** That, this Resolution shall be subject to being
14 confirmed, modified and confirmed, or rescinded after public
15 hearing and receipt by Common Council of the above described
16 recommendations and resolution, if applicable.

17 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby
18 determined that the deduction from the assessed value of the new
19 manufacturing equipment shall be for a period of five years.

20 **SECTION 8.** That, the benefits described in the Petitioner's
21 Statement of Benefits can be reasonably expected to result from
22 the project and are sufficient to justify the applicable
23 deductions.
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SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Sandra E. Kennedy, seconded by _____, and duly adopted, placed on its passage.
PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY				1
EDMONDS	1			
ELIAQUINTA	1			
HENRY	1			
LONG	1			
LUNSEY	1			
RAVINE	1			
SCHMIDT	1			
TALARICO	1			

DATED: 9-26-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. 09-64-95
on the 26th day of September, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
he 27th day of September, 1995,
t the hour of 11:30 o'clock PM, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of September,
995, at the hour of 5:15 o'clock PM, M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

BILL NO. R-95-09-26

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ ^(RESOLUTION) designating and "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 4323 Merchant Road, Fort Wayne, Indiana 46818 (MEYER STAMPING &
MANUFACTURING COMPANY, INC.)

HAVE HAD SAID ~~(ORDINANCE)~~ ^(RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
~~(ORDINANCE)~~ ^(RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<i>Clayton P. Edwards</i>	_____	_____
<i>Thomas C. Henry</i>	_____	_____
<i>David C. Henry</i>	_____	_____
<i>Suzanne J. Jones</i>	_____	_____
<i>James J. Jones</i>	_____	_____
<i>Mark E. Giaquinta</i>	_____	_____
<i>Don J. Schmidt</i>	_____	_____

DATED: 9-26-95

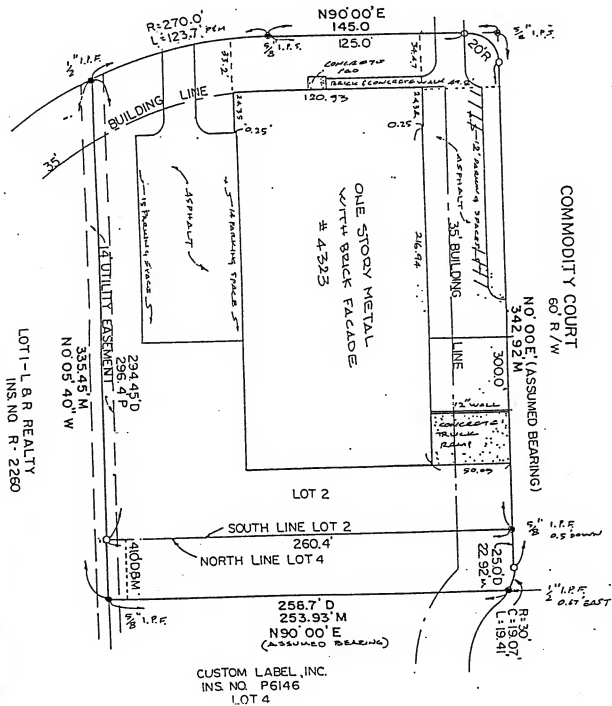
Sandra E. Kennedy
City Clerk

This document is a re-survey of land and real estate located in WASHINGTON TOWNSHIP, ALLEN COUNTY, Indiana, made in accordance with the records on file in the Office of Recorder of said county and in accordance with the minimum standards set forth in 864 IAC 1-12, 1-19. The land described exists in the full dimensions shown, is free from encroachment by adjoining land owners and contains entirely within its boundaries any structures located upon it, except as noted.

Lot # 2 and the North 41.0 feet of Lot # 4, EDGEWOOD INDUSTRIAL PARK, BLOCK "B", a subdivision in the Southeast One-quarter of Section 17, Township 31 North, Range 12 East, Allen County, Indiana, as re-recorded in Plat Record 34, pages 47-48, in the Office of the Recorder of Allen County, Indiana.

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map # 18003C0140 D, Panel # 140 of 475, effective September 28, 1990, shows the above described property in a Zone X (areas determined to be outside 500 year flood plain) designation.

MERCHANT ROAD
60' R/W



ELKIE COMPANY LLC

**4323 Merchant Road
Fort Wayne, IN 46818**

September 20, 1995

City of Fort Wayne Department of Economic Development
1 E. Main Street
Room 840
Fort Wayne, IN 46802

Dear Mrs. Gensic:

Elkie Company LLC is the owner of the property located at:

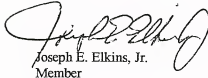
Lot # 2 and the North 41.0 feet of Lot # 4, Edgewood Industrial Park, Block "B", a subdivision in the Southeast One-quarter of Section 17, Township 31 North, Range 12 East, Allen County, Indiana, as re-recorded in Plat Record 34, pages 47-48, in the Office of the Recorder of Allen County, Indiana.

Elkie Company LLC is leasing the property to Meyer Stamping & Manufacturing Co., Inc. located at the same address.

Elkie Company LLC is aware that Meyer Stamping & Manufacturing Co., Inc is in the process of applying for a property tax abatement with the City of Fort Wayne and approves this application process.

Thank you.

Sincerely,



Joseph E. Elkins, Jr.
Member



MEMORANDUM

TO: Common Council Members

FROM: Trisha Gensic *Trisha*
Sr. Economic Development Specialist, Department of Economic Development

DATE: September 20, 1995

SUBJECT: Personal Property Tax Abatement Application dated September 11, 1995 for Meyer Stamping and Manufacturing Company, Inc.
Address: 4323 Merchant Road, Fort Wayne, Indiana

Background

09-95-09-26

Description of Product or Service Provided by Company: Meyer Stamping is a manufacturer of precision metal weldments of automotive parts. They do assembly, metal stampings and punching; resistance, gas, MIG & TIG welding.

Description of Project: If given Economic Revitalization Area status, Meyer Stamping intends to purchase a new robotic welder with associated attachments.

Total Project Cost:	\$154,200	Number of Full Time Jobs Created:	3
Councilmanic District:	3rd	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M-2	Average Annual Wage of Jobs Created:	\$20,000
		Number of Full Time Jobs Retained:	65
		Number of Part Time Jobs Retained:	2
		Average Annual Wage of Jobs Retained:	\$17,900

Project is Located Within a:

Designated Downtown Area:	Yes__ No <u>x</u>	Redevelopment Area:	Yes__ No <u>x</u>
Urban Enterprise Area:	Yes__ No <u>x</u>	Platted Industrial Park:	Yes <u>x</u> No__

Effect of Passage of Tax Abatement

Designation as an E.R.A. will allow Meyer Stamping to file for tax abatement on their \$154,200 investment in new equipment. It will result in a first year tax savings to them of approximately \$1,853.24.

Effect of Non-Passage of Tax Abatement

The company may choose not to reinvest in higher technology equipment, resulting in a loss of

competitiveness and potential erosion of jobs.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one year.
3. The period of deduction should be limited to five years.

Signed: Joshua Sencic Title Asst. ED Spec.

Comments

Meyer Stamping has grown from 29 employees in 1987 to 35 in 1993. It's growth to 67 employees currently shows a continuing commitment to Fort Wayne.

DIRECTOR: Elizabeth A. New

FOR STAFF USE ONLY:

Declaratory Passed 9-26- 1995
 Confirmatory Passed 10-6- 1995
65 FT Jobs Currently
2 PT Jobs Currently
\$ 17,900 Current Average Annual Salary

3 FT Jobs to be Created
0 PT Jobs to be Created
\$20,000 Avg Annual Salary of all New Jobs
65 FT Jobs to be Retained
2 PT Jobs to be Retained
\$ 17,900 Avg Annual Salary of all Retained Jobs

RECEIVED SEP 11 1995

ECONOMIC REVITALIZATION AREA APPLICATION
 CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR:

Real estate key no. 80-2575-0002

(Check appropriate box(es) below)

☐ Real Estate Improvements Total cost of improvements: _____
☒ Personal Property (New Manufacturing Equipment) Total cost of improvements: \$154,200

TOTAL OF ABOVE IMPROVEMENTS: \$154,200

GENERAL INFORMATION

Applicant's name: Joseph E Elkins, Jr Telephone: (219)489-4506Address of applicant: 1690 E 250 N Bluffton, IN 46714Name of applicant's business: Meyer Stamping & Manufacturing Co., Inc.Address of property to be designated: 4323 Merchant Road Fort Wayne, IN 46818Name of business to be designated, if applicable: N/AContact person if other than above: Name: Same Telephone: _____

Address: _____

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site? Manufacture of precision
metal weldments of automotive parts with the use of a robotic welder.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

This property is technologically obsolete in the welding department. Without
a robotic welder, our company will lose its competitiveness and up to ten
employees would be affected by the erosion of the current welding jobs.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: NOT APPLICABLE

Describe the condition of the structure(s) listed above: _____

Describe improvements to be made to property to be designated: _____

Projected construction start (month/year): _____ Projected construction completion (month/year): _____

Current land assessment: \$ _____ Current improvements assessment: \$ _____

Current real estate assessment: \$ _____ Current property tax bill on site to be designated: \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

How will you use these tax savings? _____

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

Manufacturing equipment - robotic welder (1 versa 2 arcmate with options)

☒ Yes ☐ No

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: Ordered 7-19-95 Equipment installation date: 11-15-95

Current personal property tax assessment: \$ 237,700 Annual personal property tax bill: \$ 15,000

What is the anticipated first year tax savings attributable to this designation? \$ 1,500

How will you use these tax savings? The savings will be used to defray training expenses of the new employees using the robot.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

**ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED
FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION**

	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL-TIME	65	1,200,000	17,900
CURRENT NUMBER PART-TIME	2		
NUMBER RETAINED FULL-TIME	65	1,200,000	17,900
NUMBER RETAINED PART-TIME	2		
NUMBER ADDITIONAL FULL-TIME	3	60,000	20,000
NUMBER ADDITIONAL PART-TIME	0		

Check the boxes below if the jobs to be created will provide the listed benefits:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Pension Plan | <input checked="" type="checkbox"/> Major Medical Plan | <input type="checkbox"/> Disability Insurance |
| <input checked="" type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance | <input checked="" type="checkbox"/> Dental Insurance |

None

List any benefits not mentioned above: _____

When will you reach the levels of employment shown above? (Year and month) January 1996

Types of jobs to be created as a result of this project? (1) robotic weld programmer and (2) robotic weld operators with special training will be needed to operate the robot.

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

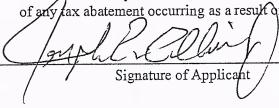
The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a rescission of any tax abatement occurring as a result of this application.



Signature of Applicant

9/8/95

Date

Joseph E Elkins, Jr. President

Typed Name and Title of Applicant

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed one calendar years * (see below). The date this designation expires is Oct, 1996.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☒ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ 170,000 cost with an assessed value of \$ 160,000.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ 0 cost with an assessed value of \$ 0.
- E. Other limitations or conditions (specify) —
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for: ☒ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <u>Don J. Schmidt</u>	Telephone number <u>219-427-1208</u>	Date signed (month, day, year) <u>9-26-85</u>
Attested by: <u>Andrea E. Kennedy</u>	Designated body <u>Common Council</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

1 VERSA 2 ARC MATE W/ OPTIONS AS LISTED BELOW. 154,220.00 154,220.00

THE FOLLOWING OPTIONS ARE INCLUDED IN THE
PURCHASE PRICE.

- 1, TORCH TENDER
- 2, SMOKE HOOD WITH FLUE
- 3, STATION STATUS LIGHT POLES
- 4, BINZEL 455 WATER COOLED TORCH
- 5, LINCOLN ELECTRIC POWERWAVE 450
- 6, FANUC DISC EMULATOR SOFTWARE
- 7, (2) WELD FIXTURES
- 8, (1) SET OF 2 FIXTURE "PICTURE FRAMES"

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Request for Economic Revitalization Area status for property located at 4323 Merchant Road. ERA status will allow Meyer Stamping and Manufacturing Company, Inc. to apply for tax abatement on \$154,200 of new manufacturing machinery, to include a robotic welder with associated attachments.

EFFECT OF PASSAGE Will allow company to receive machinery tax abatement.

EFFECT OF NON-PASSAGE Company will not be able to receive tax abatement on new machinery.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) ANTICIPATED FIRST YEAR TAX SAVINGS \$1,853.24. Anticipated new tax revenues during the 5-year abatement period are \$1,732.78. In the sixth year and each ensuing year thereafter, annual tax revenues are expected to be \$1,389.93 from this investment.

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta